

**Office of Economic Development
Economic Development Advisory Board
MEETING MINUTES**

Date: May 3, 2011: **Time:** 7:30 A.M.

MEMBERS PRESENT

Rich Adams
Terry Benelli
Jim LeCheminant
Dan Olson
Jo Wilson
Steve Wood

EX-OFFICIO

Mayor Scott Smith (excused)
Chris Brady (excused)
Brian Campbell
Jeff Crockett
Steve Shope
Peter Sterling

STAFF PRESENT

Betsy Adams
William Jabjiniak
Kathy Macdonald
Patrick Murphy

MEMBERS ABSENT

Jared Langkilde (unexcused)
Steve Parker (unexcused)
Jeff Pitcher (excused)

GUESTS

None

1. Chair's Call To Order

Chair Jeff Crockett called the May 3, 2011 meeting of the Economic Development Advisory Board to order at 7:31 A.M. at the City of Mesa Council Chambers, Lower Level, 57 E. 1st Street, Mesa, AZ 85201.

2. Items from Citizens Present

None.

3. Approval of Minutes from April 5, 2011 board meeting.

Chair Crockett called for a motion to approve the minutes from the meeting held on April 5, 2011.

MOTION: Terry Benelli moved that the minutes from April 5, 2011 be approved as written.

SECOND: Jo Wilson

DECISION: Passed unanimously with Rich Adams abstaining.

4. Presentation on iMesa Project

Kathy Macdonald, Chief of Staff, thanked all the Board members for investing their time and service to assist in making Mesa a better place to live, work and play. She explained that iMesa is a grassroots citizen investment and improvement effort where residents submit, vote and comment on ideas that will help the community to develop

transformational community projects that will “Build a Better Mesa.” The ideas are then collected by the Mayor and Council appointed committees who will report recommendations back to the Council. iMesa gives the citizens an opportunity to iMAGINE a place, like no other, where residents and businesses iNVEST to iMPROVE their community. All citizens are encouraged to log on, join the conversation and submit their ideas.

Mrs. Macdonald informed those present and the Board that the City of Mesa is a finalist for the United States Conference of Mayors (USCM) 2011 Livability Award. The award is given to a handful of cities nationwide, and selects cities for mayoral leadership in quality of life issues within their community. Mesa was singled out for its new iMesa initiative. Mesa is in competition with fourteen other cities with a population of 100,000 residents or more.

5. Report on Local Redevelopment Authority (LRA)

Mr. Patrick Murphy stated negotiations for the Interim Lease/Conveyance process are proceeding. There are still a few issues to resolve; however the Lease should be completed by the middle of May.

A Request for Proposals (RFP) has gone out for Property Management Services and Business Recruitment Assistance for the AFRL. Responses to the RFP are due May 5, 2011.

An additional potential grant application to help fund a portion of the cost of the Economic Development Conveyance (EDC) application is moving forward. An RFP will be issued by the end of May for consulting services to assist staff with preparation of the EDC application for reuse and transitioning the AFRL.

Mr. Murphy stated the process has begun for becoming an Implementing LRA. An Implementing LRA must be formed in order to acquire the AFRL. The City Attorney’s Office is developing the necessary document (s) that will create the Implementing LRA.

An Implementing LRA must have: the Authority to implement the Reuse Plan; membership that is publicly appointed and has the legal authority to accept conveyance of BRAC property; and sufficient financing or the ability to acquire such financing to carry out the LRA’s economic development objectives.

The AFRL has a chilled water system that also serves buildings occupied by ASU and Phoenix-Mesa Gateway Airport. The City’s Attorney’s office is developing an agreement for continuation of chilled water to these buildings when the LRA has control of the AFRL.

Mr. Murphy would like the EDAB Local Redevelopment Authority (LRA) Subcommittee to provide input/guidance in the finalizing of the lease/conveyance and Implementing LRA documents. He encouraged the Board to be active in the process of selecting a consultant, and completing the application for the EDC and Implementing LRA member selections.

6. Report on Mesa Chamber of Commerce activities/changes

Mr. Peter Sterling, President and CEO of the Mesa Chamber of Commerce, gave an overview of the Chamber's mission, role of the Chamber, priorities, strategies, partnerships, Membership Benefits and revised Membership Fees. Relevance + Inclusion = Influence for the Chambers priority.

7. Directors Report

Mr. Jabjiniak provided an update regarding the Cubs Project. A Request for Qualifications (RFQ) for a Design Professional has closed and the Design-team has been chosen although a contract has not been executed. This is due to a Development Agreement having not been completed and must be executed before engaging an architect.

A RFQ has been issued for a Construction Manager at Risk (CMAR) with a goal to select a team by the end of May. The Cubs Facility Use Agreement is also being negotiated.

First Solar's Development Agreement is awaiting approval on May 16, 2011.

Mr. Jabjiniak explained the proposed renovation/demolition of the southeast side of the Riverview Entertainment District; and announced that Arizona Corrugated Containers purchased the former Levitz Building on Dobson. Mr. Jabjiniak also stated that Mesa's Riverview office buildings were sold; and he commented on his trip to the National Leadership Conference in Seattle, WA along with three council members on April 19-22.

Mr. Jabjiniak encouraged Board members to provide him names for consideration in electing a Chair and Vice-Chair at the June 7th EDAB meeting.

8. GPEC Update

Mr. Brian Campbell commented that Legislative efforts are on-going; however the Governor did veto SB 1040. Many are wondering if the Governor is committed to retaining and attracting businesses to Arizona by vetoing SB 1040.

Mr. Jabjiniak stated that an old economic development tool not used in Arizona is Tax Incremental Financing (TIF). TIF may need to be resurrected and championed for use in Arizona.

Mr. Campbell commented that the GPEC trip to Washington, D.C., on April 4-6 was successful. Mayor Smith was part of the delegation. The meetings involved healthcare, renewable energy, banking, financial, media and aerospace defense.

9. Other Business

Mrs. Terry Benelli voiced concern for TPT license fee increases and felt the Board should provide input to the City Council.

Mr. Sterling suggested, when possible, for Board members to attend any one of the TPT Forums scheduled on May 24 and June 7, 2011. The Forum will provide an opportunity to learn, express ideas and suggestions regarding the proposed fee increases.

The Board discussed scheduling meetings for the summer months and unanimously decided to cancel the EDAB meeting for the month of July due to the holiday and vacations.

Chair Crockett reminded the EDAB members of the next scheduled meeting on June 7, 2011 to be held at the City of Mesa Council Chambers, Lower Level, 57 E. 1st Street, Mesa, AZ 85201.

10. Adjournment

Chair Crockett adjourned the meeting at 9:04 a.m.

Submitted By:

William J. Jabjiniak
Economic Development Department Director
(Prepared by Betsy Adams)